

CINNAMINSON TOWNSHIP COMMITTEE

November 16, 2020

Meeting Minutes

Mayor Horner announced that the Regular Meeting of the Township Committee is being held electronically at 6:30 p.m. in the Municipal Building, 1621 Riverton Road, Cinnaminson, NJ 08077. This meeting is being held in accordance with the "Open Public Meetings Act," P.L. 1975 c.231, having been duly noticed to the Burlington County Times and the Courier Post on January 10, 2020.

In attendance: Mr. Conda, Mrs. Kravil, Mr. McGill, Deputy Mayor Segrest, Mayor Horner. Also, present: Eric Schubiger, Administrator; Julia Edmondson, CFO; Stuart Platt, Solicitor; Lisa Passione, Municipal Clerk, Kevin Gaunt, Public Works Superintendent, Michael Minton, Director of Economic Development, Linda Gazella, Affordable Housing Attorney, Richard Calabrese, Chief of Police.

Administration and Health and Senior Services – Mr. Conda

The Township buildings continue to remain closed due to the spike in COVID cases. Business will continue to be conducted as it has for the last several months, by email, telephone and if necessary, use of the drop box at the front of the building. Also, in accordance with Governor Murphy's executive order 192 we have instituted specific guidelines for Township employees who require access to any Township facility. These guidelines include temperature checks when entering the building and masks are required everywhere in the buildings except when you are in your own office. To that end, monitors have been installed in each building which allow contactless temperature checks. Over the past several months the Township has incurred significant costs due to the pandemic including additional IT infrastructure to allow the employees to work from home if necessary and increased tipping fees for trash removal because with most people being home there is a significantly greater amount of trash being generated. I believe we have been able to offset these costs with money that we were awarded from the Corona Virus Relief Fund.

Parks & Recreation and Veterans Affairs – Mrs. Kravil

There were a number of executive orders that came out today that will impact our residents, as well as specifically our sports programs for the foreseeable future. We will be reviewing the executive orders and will continue to monitor the situations closely. I have nothing to report for Veteran's Affairs but in light of the recent public question on the New Jersey election ballot which received approval from New Jersey voters, we will be revitalizing our marijuana subcommittee to continue open discussions and dialogues with our residents.

Public Safety – Mr. McGill

For the October Activity report for the Police Department – Total incidents – 1933, total arrests – 32, total property checks – 552, total motor vehicle stops – 218, total motor vehicle summonses – 273, DWI arrests – 7.

Cinnaminson Township Police want to remind everyone that during this upcoming holiday season you will see different types of scams being attempted. If it sounds too good to be true, it probably is so please be careful. If at any time you are not sure we encourage you to reach out and call the nonemergency number at 856-829-6666 and request that an officer call you back. Also, we've been getting calls that people are pretending to be law enforcement and stating that a

relative has been detained and you need to send bail money. Before you take any action please call our nonemergency number 856-829-6666 to discuss with one of our officers.

Public Works – Mr. Segrest

DPW has successfully installed five new tide flex stormwater inline valves in East Riverton. Four valves were installed at the end of Zeisner Ave., Inman Street and Kern Street. One valve has been installed at the Riggs Distler site. All valves were installed as recommended by Township Engineer Pennoni as part of their recently completed stormwater management plan.

Leaf pickups are officially underway and will continue through November and December. We strongly urge residents to keep their leaves at least ten feet away from the storm drains to help prevent flooding. A self-serve drop off location has been set up at Public Works for leaf and brush. This is located at the first driveway at Public Works, coming from Route 130.

Regarding the Wayne Drive bridge and the reconstruction. Wayne Simpson of Alaimo said that as of this morning the contractor is waiting for confirmation from PSE&G regarding the removal of their wires and for the delivery schedule from the precast manufacturer. Obviously, PSE&G's work is the critical path since no work on site can be done until the wires are removed.

Finance and Economic Development – Mayor Horner

We continue to see movement on the Willow Drive/Route 130 project as well as the former TriBoro site proposed project. The corner of Willow Drive and Route 130 as I reported a few meetings ago, they have submitted an application to the Planning Board. It appears that they are on the schedule to be heard by our Planning Board at the first meeting in December. In regard to the former TriBoro site, the owner does have a meeting with DOT and hopes to be in front of the Planning Board sometime in the beginning of the new year. I am also happy to report that we do have an item on the consent agenda tonight which is to potentially authorize a fifth amendment to the purchase and sale agreement for Lidl US Operations LLC which would extend the closing date to this Friday. We are looking to settle with Lidl this Friday which would then see this project move forward. I am extremely happy to report that.

In regard to finance we do have an item to discuss this evening, Best Practices Survey, which is quite frankly a report card on the Township. Mr. Schubiger will elaborate on that but I do think the committee, the professionals, the staff, as well as the residents will be extremely pleased with the outcome of that survey.

DISCUSSION ITEMS

Best Practices Survey – Mr. Schubiger explained that the State's Division of Local Government Services requires municipalities to annually complete the Best Practices Survey through which the State obtains vital information about municipal government services. Substandard performance could impact a municipality's funding. The Township once again received a very high score which represents further evidence of the Township's commitment to providing efficient local government.

ORDINANCE INTRODUCTION

Ordinance 2020 – 13 Amending Chapter 498 of the General Code of the Township of Cinnaminson Entitled "Towing and Storage" To be published in the Burlington County Times. Public hearing will be December 21, 2020.

MOTION TO INTRODUCE ORDINANCE 2020-13 MADE BY MR. MCGILL, seconded by Mr. Segrest. Roll call vote. All aye. Ordinance 2020-13 was introduced.

Ordinance 2020 – 14 Amending Chapter 444 of the General Code Entitled “Stormwater Control” To be published in the Burlington County Times. Public hearing will be December 21, 2020.

MOTION TO INTRODUCE ORDINANCE 2020 – 14 MADE BY MR. SEGREST, seconded by Mrs. Kravil. Roll call vote. All aye. Ordinance 2020 – 14 was introduced.

Ordinance 2020 – 15 Amending Chapter 442 of the General Code Entitled “Solid Waste; Recycling” To be published in the Burlington County Times. Public hearing will be December 21, 2020.

MOTION TO INTRODUCE ORDINANCE 2020 – 15 MADE BY MAYOR HORNER, seconded by Mr. Conda. Roll call vote. All aye. Ordinance 2020 – 15 was introduced.

ORDINANCE PUBLIC HEARING:

Ordinance 2020 – 11 An Ordinance of the Township of Cinnaminson, County of Burlington and State of New Jersey Authorizing Execution of a Financial Agreement Between the Township of Cinnaminson and 1 Sea Box Drive Urban Renewal, LLC for The Construction of A 225,000 Square Foot Addition to The Existing Sea Box Distribution Facility On Portions of Block 610, Lot 2.02 On The OFFICIAL Tax Map of the Township of Cinnaminson Pursuant to The Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 ET SEQ.

Mr. Platt explained that this is proposed financial agreement between 1 Sea Box Drive Urban Renewal and the Township providing for payment in lieu of taxes. This is for the expansion to the existing Sea Box facility. This is a 225,000 square foot addition. Only the addition will be subject to the PILOT. Projected net income to the Township is over 3.8 million dollars and the Township would have received approximately 1.5 million dollars if we had not done this PILOT.

Mayor Horner asked for a motion to open public comment on Ordinance 2020 – 11. MOTION TO OPEN PUBLIC COMMENT MADE BY MR. CONDA, seconded by Mr. McGill. Voice vote. All aye

Seeing no one come forward Mayor Horner asked for a motion to close public comment on Ordinance 2020 – 11. MOTION TO CLOSE PUBLIC COMMENT MADE BY MR. SEGREST, seconded by Mayor Horner. Voice vote. All aye.

Mayor Horner asked for a motion to adopt Ordinance 2020 – 11. MOTION TO ADOPT ORDINANCE 2020 – 11 MADE BY MR. SEGREST, seconded by Mayor Horner. Roll call vote. All aye. Ordinance 2020 – 11 was adopted.

Ordinance 2020 – 12 An Ordinance Amending Chapter 525 Of the Code of the Township of Cinnaminson Entitled “Zoning” (IR-Inclusionary Residential District)

Ms. Galella explained that this is an amendment to the inclusionary residential district. This is part of the third-round affordable housing compliance. The Court Master Art Bernard has requested some small revisions to the ordinance. The first one is the requirement for a garden apartment, the minimum size would be 1,000 square feet. Prior to this is was 1,125 square feet. Also, the ordinance clarifies what uses are allowed in the buffer area. She also noted that the ordinance did go to the Planning Board for Master Plan consistency review.

Mayor Horner asked for a motion to open public comment on Ordinance 2020 – 12. MOTION TO OPEN PUBLIC COMMENT MADE BY MRS. KRAVIL, seconded by Mr. McGill. Voice vote. All aye

Seeing no one come forward Mayor Horner asked for a motion to close public comment on Ordinance 2020 – 12. MOTION TO CLOSE PUBLIC COMMENT MADE BY MR SEGREST, seconded by Mayor Horner. Voice vote. All aye

Mayor Horner asked for a motion to adopt Ordinance 2020 – 12. MOTION TO ADOPT ORDINANCE 2020 – 12 MADE BY MR. MCGILL, seconded by Mrs. Kravil. Roll call vote. All aye. Ordinance 2020 – 12 was adopted.

CONSENT AGENDA

Mayor Horner asked for a motion to add Resolution 2020 – 136 Cancellation of Taxes, Block 1304, Lot 19 to the Consent Agenda. MOTION TO ADD RESOLUTION 2020 – 136 TO THE CONSENT AGENDA MADE BY MAYOR HORNER, seconded by Mr. Conda. Roll call vote. All aye. Resolution 2020 – 136 was added to the Consent Agenda.

- | | |
|------------------------------|--|
| Resolution 2020 – 126 | Resolution Regarding Any Shortfalls Associated with The Provision of Affordable Housing as Set Forth in The Township’s Adopted Housing Element and Fair Share Plan |
| Resolution 2020 – 127 | Authorize Amended Settlement Agreement with Fair Share Housing Center Pursuant to Third Round Affordable Housing Compliance |
| Resolution 2020 – 128 | Authorize Adopting November 2020 Housing Element and Fair Share Spending Plan |
| Resolution 2020 – 129 | Authorize Fifth Amendment to Purchase and Sale Agreement - Lidl US Operations LLC |
| Resolution 2020 – 130 | Refund of Overpaid Taxes, Block 2701, Lot 45, 2604 Route 130 |
| Resolution 2020 – 131 | Renewal of Agreement to Appoint Triad as Affordable Housing Administrative Agent |
| Resolution 2020 – 132 | Release of Performance Bond – Micro Tek, 1600 Taylors Lane |
| Resolution 2020 – 133 | DPW Liens |
| Resolution 2020 – 134 | Chapter 159 – Drunk Driving Enforcement Grant |
| Resolution 2020 – 136 | Cancellation of Taxes Block 1304, Lot 19 |

END OF CONSENT AGENDA

Mayor Horner asked for a motion to open public comment on consent agenda items only. MOTION TO OPEN PUBLIC COMMENT ON CONSENT AGENDA MADE BY MR. CONDA, seconded by Mayor Horner. Voice Vote. All aye.

Ben Young, 116 Woodview Lane – commented on the density of the affordable housing and the potential for 6-story high rises. Ms. Gallela clarified that in the IR ordinance the maximum height is 3 stories.

Seeing no one else come forward, Mayor Horner asked for a motion to close public comment on the consent agenda. MOTION TO CLOSE PUBLIC COMMENT ON CONSENT AGENDA MADE BY MRS. KRAVIL, seconded by Mayor Horner. Voice Vote. All aye.

MOTION TO APPROVE CONSENT AGENDA MADE BY MR. SEGREST, seconded by Mr. Conda. Roll call vote. All aye. Consent agenda was approved.

Approval of Minutes

Mayor Horner asked for a motion to approve the minutes of October 19, 2020. MOTION TO APPROVE MINUTES MADE BY MRS. KRAVIL, seconded by Mr. Conda. Roll call vote. All aye. Minutes were approved.

Approval of Bill List

Mayor Horner asked for a motion to approve the bill list. MOTION TO APPROVE THE BILL LIST MADE BY MR. MCGILL, seconded by Mayor Horner. Roll call vote. All aye. Bill list was approved.

Staff and Professional Comments

Mr. Schubiger made a statement that the Township will continue to follow State guidelines our immediate area has recently seen an increase in COVID19 cases. The Township remains committed to providing our services while protecting the public and our employees to the greatest extent possible.

Public Comment

Mayor Horner asked for a motion to open public comment. MAYOR HORNER MADE A MOTION TO OPEN PUBLIC COMMENT, seconded by Mr. Conda. Voice vote. All aye.

Ben Young, 116 Woodview Lane – Confirmed that he was a victim of the phone scams going on and everyone should be careful. He also inquired whether Riverside Drive was still a bus route and commented on the condition of the road. He also requested interior lights be installed at the Bocce courts.

Seeing no one else come forward, Mayor Horner asked for a motion to close the public comment portion of the meeting. MR. CONDA MADE A MOTION TO CLOSE PUBLIC COMMENT, seconded by Mrs. Kravil. Voice vote. All aye

Comments from Committee

Mr. Conda thanked the Economic Development Committee for their tireless efforts with getting Lidl project wrapped up.

Mrs. Kravil wished everyone a happy and safe Thanksgiving.

Mr. McGill thanked the staff, professionals, police, fire and public works for keeping things moving. He also wished everyone a happy and safe Thanksgiving.

Mr. Segrest paid tribute to Donald Fraser, 81, a longtime resident of Cinnaminson who passed away on November 4, 2020. Don was most well-known for his business, The Mart Pretzels.

Mayor Horner wished everyone a safe and happy Thanksgiving. He also gave accolades to the Economic Development Committee for their work on the Lidl project.

MOTION TO GO INTO CLOSED SESSION FOR ATTORNEY CLIENT MATTERS REGARDING POTENTIAL LITIGATION MADE BY MR. MCGILL, seconded by Mr. Conda. Voice vote. All aye

MOTION TO RETURN TO OPEN SESSION MADE BY MR. CONDA, seconded by Mrs. Kravil. Voice vote. All aye

MOTION TO ADJOURN MEETING WAS MADE BY MR. MCGILL, seconded by Mr. Conda. Voice vote. All aye. Meeting was adjourned.

8:41pm

Duly passed and adopted:

Respectfully submitted:

Lisa A. Passione, RMC
Municipal Clerk